

**Minutes of Meeting  
Grafton Planning Board  
June 25, 2007**

RECEIVED  
CLERK  
JUL 11 10 24 AM '07

A regular meeting of the Grafton Planning Board was held on Monday, June 25, 2007 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Peter Parsons, Vice-Chair, Robert Hassinger, Clerk Keith Regan, Donald Chouinard, and Associate Member Christophe G. Courchesne. Absent from the meeting was Richard McCarthy. Staff present was Town Planner, Stephen Bishop and Planning Assistant, Samantha Hobson.

Chairman Parsons called the meeting to order at 7:02 p.m.

**SP 2007-7 TOWN OF GRAFTON, GRAFTON FIRE STATION BUILDING COMMITTEE (APPLICANT) - 26 UPTON STREET - WIRELESS COMMUNICATIONS FACILITY (FIRE RADIO ANTENNAE/TOWER)**

**SP 2007-5 TOWN OF GRAFTON, GRAFTON FIRE STATION COMMITTEE (APPLICANT) - 26 UPTON STREET - NEW FIRE STATION & ASSOCIATED PARKING**

Mr. Regan read the legal notice and Chairman Parsons opened the public hearing at 7:02 p.m.

Present for the hearing were William Murray of PLACES Site Consultants, John Carlson of the Grafton Fire Station Building Committee, and Deputy Chief Michael Mills.

Chairman Parsons informed the applicant that the Board was short two eligible voting members, Mr. McCarthy and Mr. Courchesne and asked if they wished to continue with testimony.

Mr. Courchesne entered the meeting at 7:04 p.m.

Chairman Parsons appointed Mr. Courchesne as a voting member for the Special Permit (SP 2007-7) and Mr. Murray stated they wished to continue with the public hearing.

Mr. Murray informed the Board about the communications tower, stating it was about 60-feet in height, would be lined up with the peak of the building, only 25-feet would be extending above the building and the tower was critical for the operation of the station.

Mr. Chouinard asked why we did not require a balloon test, as was done with the Police Headquarters tower.

Mr. Murray stated that in the application narrative Section 5.8.4.e concerning the requirement for a balloon test was addressed as the tower not being an excessive height and the existing antenna at Police Headquarters depicts the actual proposed antenna.

Mr. Hassinger inquired whether the Planning Board had waived the balloon test and was told no by Mr. Murray. Mr. Hassinger noted that the Board needed to assess the visibility of the tower/antenna from the common area.

Mr. Regan asked whether any other more conservative tower designs had been considered. Mr. Murray stated the tripod design tower was the best suited to the needs and requirements of the Fire Station. Mr. Murray also noted that in addition to the primary use for the Fire Station, the police department will co-locate as a secondary user on the tower, satisfying the co-location encouraged in the zoning by-laws.

Mr. Hassinger asked if the police had a repeater. Mr. Murray stated he was told the police had a repeater on the water tower. Mr. Hassinger noted the Planning Board had been told by the Grafton Water District that no wireless tower facilities could be located on the water tower.

David Crouse, interim Tree Warden, who stated he lived on Pigeon Hill, informed the Board that the tower was on a pole and not on the water tower.

Suzanne Pollinger of 47 Upton Street questioned Mr. Murray on the stated extended height of the tower above the station which would be visible from the common. Mr. Murray stated the tower would extend twenty-five feet above the peak of the building. Ms. Pollinger also inquired why no balloon test had been done.

Mr. Hassinger stated the site line view from the library or common may be different than the view down the street at the fire station.

Mr. Hassinger asked Mr. Murray if they had requested any waivers. Mr. Murray stated they had simply stated in their narrative the reasons why they had not proposed a balloon test.

Chairman Parsons noted that given the sensitivity of the area, a balloon test would be prudent.

Mr. Hassinger remarked that previous proposals for cell towers in the same vicinity and had experienced negative visual issues from the common area with the balloon testing.

Mr. Murray stated the fire station communications tower was not the same as a cell tower, and is specifically for the public safety needs in the Town.

Mr. Regan noted there are two options if there is a negative view from the common area; one is to move the tower and the second would be to provide better screening for the

tower. Mr. Regan stated he would be open to the second option of better screening and asked Mr. Murray if the tower could be moved.

Mr. Murray informed the Board the tower needs to be close to the building to provide the communication needs of the fire station.

Mr. Hassinger stated the Town has been trying to improve the view of and from the common area, maintaining its historical significance.

Mr. Chouinard stated that many people will call and complain if a balloon test is not done as required, especially in an area adjacent to the common.

Genevieve Mahassel of 9 Sartell Road informed the Board that they have viewed the cell towers in the winter without the tree screening and it was extremely obnoxious. Ms. Mahassel requested the Board's insistence on further visual testing with a balloon test.

John Carlson of the Grafton Fire Station Building Committee inquired what the requirements were for a balloon test for the fire station.

Mr. Hassinger stated the balloon test would only be required at the 60-foot height of the tower.

Mr. Murray asked the Board to clarify the acceptance of the use of the ladder truck for the balloon test. The Board stated that would be considered a satisfactory test.

Helen Rehberg of 40 North Main Street inquired about the height of the tower over the building, the tower's overall appearance, if it would be lit in any manner and expressed her concerns for trying to preserve the historic areas of the Town, including negative visual impacts.

Ms Pollinger asked about how much of the tower one would see from the east or west direction. Mr. Murray stated it depended on the angle at which the person was looking, but there were also visual breaks such as the Cumberland Farms canopy which would break up the line of sight of the entire tower.

Mr. Hassinger noted that the request for a balloon test did not have to hold up moving forward with the fire station building.

Mr. Regan remarked that three informational items had been received at the meeting this evening, specifically the Abend Technical Memorandum Traffic Study; an expedited final review from Graves Engineering on the outstanding issues/revisions, and a memorandum from Acting DPW Superintendent Stephen Risotti, leaving no time for the Board to review them.

Mr. Hassinger asked Mr. Bishop if all the bases have been covered for the issues with the fire station site.

Mr. Bishop reviewed Graves Engineering comments with the Board and stated that there was really only one outstanding issue remaining open which was item #12 pertaining to the Conservation Commission and the final design of the flared-end swale.

Mr. Murray informed the Board that they have made a proposal to the Conservation Commission and does not see this as a significant issue.

Mr. Regan inquired whether Mr. Murray had any information on the site distances for Upton Street, since a waiver has been requested for a traffic study. Mr. Murray stated he would get the information for the Board.

Ross Sciarro of 25 Upton Street expressed concerns that the current drainage plans for diverting the stormwater runoff will end up in his basement. Mr. Sciarro stated the water runoff onto his property has increased over the years, specifically since the pavement changes that were done by Mark Santora while he owned the property.

Mark Santora of 123 Old Westboro Road demonstrated to the Board on the plan where the water flow traveled and stated that the catch basins fill up due to the pipes being blocked.

Mr. Hassinger discussed with the Board whether due diligence has been done with regard to a Traffic Study or if they should grant the waiver requested.

Mr. Regan acknowledged that there was really nothing new to review with a traffic study, but stated he would like to see the site distances for the record.

Mr. Courchesne noted it is the Town's responsibility for mitigation and the requirements are not the same as a developer. Mr. Courchesne added that any issue could be revisited as a Planning function or the Board of Selectmen have the ability to affect the traffic situation.

**MOTION** by Mr. Regan, **SECOND** by Mr. Chouinard, to waive the requirement for a traffic study for the reason that the redevelopment of the site results in a small percentage in the difference of traffic generated and the applicant is the responsible party for mitigation. **MOTION** carried by roll call vote: Chouinard-aye; Hassinger-aye; Parsons-aye; Regan-aye; Courchesne-aye.

**MOTION** by Mr. Regan, **SECOND** by Mr. Chouinard to close public hearing Special Permit (SP 2007-5) for the new fire station and associated parking.

**DISCUSSION:** The Board discussed adding leaving the record open to receive the site distance information requested and Mr. Bishop suggested adding for receipt of correspondence from the Conservation Commission with regard to their outstanding issue.

**MOTION AMENDED** by Mr. Regan, **SECOND** by Mr. Chouinard, to close the public hearing, leaving the record open for receipt of the site distance information requested and correspondence from the Conservation Commission with regard to their outstanding issue. **MOTION** carried unanimously.

**MOTION** by Mr. Regan, **SECOND** by Mr. Chouinard, to direct Staff to draft a decision, taking into consideration all the information received and the conditions discussed. **MOTION** carried unanimously.

Mr. Bishop noted that the applicant will have to co-ordinate a suitable date for a balloon test and associated advertising with the Grafton News office closing for vacation for two weeks.

**MOTION** by Mr. Regan, **SECOND** by Mr. Chouinard, to accept the applicant's written request to continue the public hearing for Special Permit (SP 2007-7) to August 13, 2007. **MOTION** carried unanimously.

**SRP 2007-3 SCENIC ROAD PERMIT/TREE HEARING – WESSON ROAD & WILLARD ROAD – NATIONAL GRID – ACT (AUGMENTED CLEARANCES FOR TREES)**

Mr. Regan read the legal notice and Chairman Parsons opened the public hearing at 8:09 p.m.

Present for the hearing were Kenneth Finch and Joan Callahan of National Grid – ACT Reliability Improvement Program and David Crouse, Town of Grafton Tree Warden.

Mr. Finch addressed the Board explaining the ACT (Augmented Clearance for Trees) project is a multi-year project designed to identify and improve tree outage performance on those circuits with a history of poor tree outage performance across Massachusetts.

Mr. Finch stated that the program included a tree-by-tree hazard assessment of public and private trees, along the main three-phase lines which serve the community. Mr. Finch informed the Board that National Grid's arborists have identified eighty-six town trees for removal along town roads and thirty town trees for pruning. Mr. Finch added that since the legal notice posting, six trees have been eliminated from the list and that all Town trees for removal located within the public way have been posted with a notice of public hearing; and trees for pruning have been marked with a small blue ribbon. Mr. Finch also explained that stump removal will only take place for those stumps close to the edge of the road, causing a safety hazard, and that all other stumps will be cut close to the ground.

Mr. Finch also stated the Town was eligible for a \$10,000.00 grant, for the Town and Tree Warden's discretion on the replacement of community trees.

Mr. Hassinger asked how many trees ten thousand dollars would buy and why National Grid is not replacing each tree it is taking out. Mr. Finch answered that the amount varies greatly depending upon the stock size, species and if the tree is being planted by the Town or the supplier and added that their budget does not allow them to do replacement plantings.

Mr. Hassinger asked Mr. Finch if he had seen the comments from the Board of Selectmen stating they were concerned about the number of trees being taken down, as well as making sure that the list would be advertised in the Grafton News as well as being reported on the Town's web site.

Mr. Finch stated that he had followed the legal notice posting rules and posted a notice of public hearing for the Town of Grafton Planning Board and Tree Warden as required by Massachusetts General Law, Chapter 87, Public Shade Tree Law, Section 3 and MGL Chapter 40, Section 15C, the Scenic Road Act.

Roger Andersen of 67 Carroll Road questioned why National Grid was using the Shade Tree Law rather than the easement process, which would require obtaining a permit from the Tree Warden for every tree removed from the public way.

Mr. Finch stated they had followed the normal posting for the state and local Shade Tree bylaws.

John Carlson, Chairman of the Board of Selectmen, informed the Board he had spoken to the arborist out of concern for the number and size of the trees to be removed from Pleasant Street, and was surprised to find that many of the trees looked perfectly healthy on the outside but were rotted out inside. Mr. Carlson added that in defense of National Grid, they seem to be doing the natural pruning that came with the hurricane activity in prior years.

Tree Warden, David Crouse, informed the Board that he had reviewed every tree with the arborist and noted that the Town tree budget was \$35,000.00, which only covered problems and no pro-active work at all.

Daphne Martin of 190 Brigham Hill Road asked if they had looked any further on Brigham Hill Road than the trees listed and was told by Mr. Finch that they had only focused on the multi-serviced circuits, not individual.

John Stephens of 11 Willard Road informed the Board that he has lost a dozen trees legally and illegally along Willard Road and argued that they need to be replaced one for one on Scenic Roads. Mr. Stephens stated he was an objectionist to trees being cut and trimmed and that the Shade Tree Committee was defunct needing to be revitalized to change the laws.

The Board asked how the amount of the grant to the Town is determined. Mr. Finch stated the replanting grant is determined by the number of trees slated to be removed.

Mr. Finch also noted they do not have the resources for any stump removal over and above what is determined to be a roadway hazard.

Mr. Hassinger noted that the Shade Tree law pertained to any tree that hangs over the public way and is subject to Chapter 87 and a Tree Warden hearing.

Mr. Hassinger asked Mr. Crouse what happens if someone objects to the tree removal. Mr. Crouse stated if there is a danger, the tree is taken down. Mr. Finch stated the Planning Board or Tree Warden's decision can be appealed and they receive guidance from the Tree Warden on how to proceed with any tree removal problem issues.

Roger Andersen of 67 Carroll Road informed the Board that according to Chapter 87, any decision can be appealed to the Board of Selectmen or the Mayor.

Mr. Carlson noted that Grafton is a Tree City with a grant to replace trees responsibly.

Mr. Stephens asked the Board if it is possible to make the tree replacement plan a public plan to be worked by a committee for the replacement of trees on all the scenic roads in the Town.

Mr. Parsons informed Mr. Stephens that such a request would need to be delineated by policy rather than at this public hearing.

Tree Warden David Crouse stated for the record that he was in favor of the ACT program proposed by Mr. Finch for National Grid.

**MOTION** by Mr. Regan, **SECOND** by Mr. Chouinard, to close the public hearing. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. Regan, **SECOND** by Mr. Chouinard, to direct Staff to draft a decision, taking into consideration all the information received and the conditions discussed. **MOTION** carried unanimously 4 to 0.

**MODIFICATION OF DEFINITIVE PLAN APPROVAL – “OAKMONT FARMS”  
SUBDIVISION – OAKMONT FARMS LLC (APPLICANT/PROPERTY OWNER)**

Mr. Regan read the legal notice and Chairman Parsons opened the public hearing.

Mr. Courchesne recused himself to the audience due to a conflict of interest.

Present for the applicant was Normand Gamache of Guerriere & Halnon Engineering.

Mr. Gamache informed the Board that there were no construction issues remaining and the only issues to be resolved were the fences on private property. Mr. Gamache stated the applicant's legal counsel had sent out letters to the affected property owners, requesting them to move or take down the fences. Mr. Gamache also noted they were

installing fencing around the detention basin and notification had been sent out with regard to the shed encroaching on the sewer easement.

Mr. Gamache stated the applicant needed about six months time to straighten out these remaining issues, stating that the easements need to be open and clear to be accepted by the Town.

Mr. Regan asked about the overland easement for the cross country water line and if the Water District was responsible for those easements.

**MOTION** by Mr. Chouinard, **SECOND** by Mr. Hassinger, to close the public hearing. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Regan, to grant the applicant's written request to extend the construction deadline for six months to December 1, 2007. **MOTION** carried unanimously 4 to 0.

Chairman Parsons received unanimous consent to take **ACTION ITEM 2-A** next in order.

**ACTION ITEM 2-A – REQUEST FOR PLAN ENDORSEMENT – “PETERS ESTATES” SUBDIVISION – ETRE BUILDERS (PETITIONER)**

Attorney Paul Novak, representing Ronald Etre of “Peters Estates” Subdivision, informed the Board that Mr. Etre had conformed to all of the pre-endorsement requirements prior to the Boards endorsement of the Definitive plan.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Regan, to acknowledge the pre-endorsement requirements are complete on the recommendation of the Town Planner. **MOTION** carried unanimously 4 to 0.

Attorney Novak also respectively requested if the Planning Board would sign this evening the covenant agreements in addition to the plans to complete the package to be filed at the Registry of Deeds.

Mr. Regan informed Mr. Novak that if they wished to wait, the Board would finish the remaining agenda items and then would sign the paperwork and plans.

Chairman Parsons received unanimous consent to take **ACTION ITEM 2-B** next in order.

**ACTION ITEM 2-B – REQUEST FOR RELEASE OF SURETY – “NORTH GRAFTON RIDGE” (A/K/A “WALNUT WOODS”) SUBDIVISION – TOLL BROTHERS, INC., (PETITIONER)**

Mr. Courchesne recused himself to the audience due to a conflict of interest.



Mr. Bishop informed the Board this was a procedural item conforming to the Subdivision Rules & Regulations stating that surety being held shall be released by the Town upon acceptance of the subdivision.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Chouinard, to grant the petitioner's written request to release the surety being held as security for "North Grafton Ridge" Subdivision (a/k/a "Walnut Woods" Subdivision) in conformance with the Subdivision Rules & Regulations upon acceptance by the Town.

**DISCUSSION:** Mr. Regan requested the developer take down the Private Way signs since the roadway has been accepted by the Town and a stop sign be placed at the end of Valley View Drive.

**MOTION** carried unanimously 4 to 0.

Chairman Parsons received unanimous consent to take **DISCUSSION ITEM 3-A** next in order.

### **DISCUSSION ITEM 3-A. DETERMINATION OF COMPLETENESS PROCESS FOR SUBDIVISIONS**

Mr. Regan stated that there were several issues within the Subdivisions he had observed which had not come to his or the Board's attention prior to acceptance by the Town. Mr. Regan noted that he had never noticed there were no stop signs at the ends of Valley View Drive, which should be required for safety.

Mr. Regan also noted he did not feel that the "Maplevale Estates" Subdivision had been completely reviewed by the Board for omission issues and there may be some issues that have come to our attention.

Mr. Regan asked if there could be a final review walk-through for subdivision requesting a Determination of Completeness by the Board in order to notice any final issues missed throughout the review process.

Mr. Bishop agreed and suggested the Board include as part of their review process, a scheduled walk-through as a final review for those things missed

Mr. Bishop remarked that Ms. Hobson had put together an instructional Determination of Completeness package for developers, which has been very successful.

Mr. Bishop also added that he was trying to get out in the field on site more to pick up issues or items needing to be brought to the attention of the developer.

Mr. Regan suggested the possibility of having a post-construction meeting to follow-up with the pre-construction meeting with the developer, and coinciding with a walk-through with a Graves inspection review.

Mr. Hassinger noted the Board relies on the eyes of the Planner to familiarize himself with the subdivision and the related issues.

### **DISCUSSION ITEM 3-B –MASTER PLAN IMPLEMENTATION**

Mr. Regan inquired if Town Administrator Natalie Lashmit had heard back from Planning on this issue. Mr. Bishop stated the League of Women Voters were questioning this issue and added there needs to be a whole new effort to be more policy driven and have policies to follow. Mr. Bishop suggested doing another assessment, which does not have to be a three year process, and provide the community with a new format for a more user-friendly document and a better set of goals.

Mr. Chouinard left the meeting at 10:00 p.m.

Chairman Parsons received unanimous consent to take **MINUTES OF PREVIOUS MEETINGS** next in order.

### **MINUTES OF PREVIOUS MEETINGS**

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Regan, to approve the open session minutes of June 11, 2007 as drafted. **MOTION** carried unanimously.

**MOTION** by Mr. Regan, **SECOND** by Mr. Hassinger, to extend the Planning Board meeting beyond 10:00 p.m. **MOTION** carried unanimously.

The bills were circulated and signed.

### **STAFF REPORT**

A. Treeline Construction – Mr. Bishop stated that he had received notice that the applicant had requested continuance of the public hearing from June 25 to July 9, due to lack of a sewer permit from the City of Worcester. Mr. Bishop stated he would be in contact with City Councilor Clancy on the progress of the application.


B. Mr. Bishop informed the Board that he had attended a meeting with State officials and other officials regarding housing and economic development in North Grafton which included examples of the projects being sought, overcoming issues of sewer and water, and a better understanding of the development opportunities for the area, specifically with the coordination of the efforts of Chapter 40-R and Chapter 40-D.

Mr. Hassinger informed the Board that CMRPC had their annual dinner and announced that he had been made Chairman of the CMRPC, Building Inspector Robert Berger had been honored for the unique data base software he has created, and there is grant funding monies at CMRPC to facilitate the designation of Chapter 43-D.

Mr. Regan requested additional copies of the Town Planner Performance Evaluation package be distributed to the Board members again in case they have been misplaced. Mr. Regan suggested all evaluations be collected and represented by a Committee of two members.

**MOTION** by Mr. Regan, **SECOND** by Mr. Hassinger, to adjourn the meeting.  
**MOTION** carried unanimously.

The meeting was adjourned at 10:20.p.m.

  
\_\_\_\_\_  
Keith A. Regan, Clerk



**PLANNING BOARD**

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
TEL (508) 839-5335 ext 120 FAX (508) 839-4602

RECEIVED TOWN CLERK  
GRAFTON, MA.

JUN 8 12 13 PM '07  
*MAC*

**NOTICE/AGENDA**  
**REGULAR MEETING & PUBLIC HEARINGS**  
**GRAFTON PLANNING BOARD**  
Conference Room A, Grafton Municipal Center  
30 Providence Road, Grafton, MA  
Monday, June 11, 2007

**7:00 p.m. Regular Meeting**

**1. PUBLIC HEARINGS**

**A. (7:00 p.m.) SP 2007-3 David Mason/Mason Construction (applicant/owner)** – Application for Special Permit/Site Plan Approval for the construction of a 96' by 100' one-story commercial building with associated parking, to be used for trade contractor storage of equipment and associated materials, on property located at 129 Ferry Street and shown as Grafton Assessor's Map 123, Lot 22D. Said property is located in an Industrial (I) zone and is within the Water Supply Protection Overlay (WSPO). (Con't from 4/9/07)

**B. (7:00 p.m.) Modification of Definitive Plan Approval – “Abby Woods” Subdivision** – First Security Trust (applicant/owner) – Application to modify the Definitive Plan Approval, specifically to extend the construction deadline for completion of the roads and associated infrastructure for a 10-lot Conventional Development Residential subdivision on property located at 18 Carroll Road, and shown as Grafton Assessor's Map 56, Lot 30. Said subdivision is located in a Residential R-20 zoning district.

**C. (7:00 p.m.) Modification of Definitive Plan Approval – “Nichols Way” Subdivision – Magill Associates, Inc. (applicant/owner)**; Application to modify the Definitive Plan Approval, specifically to extend the construction deadline for completion of the roads and associated infrastructure for a 6-lot subdivision on property located off Hudson Avenue, and previously shown as Grafton Assessor's Map 82, Lot 19. Said subdivision includes the road known as Nichols Drive.

**D. (7:00 p.m.) SP 2007-5 Town of Grafton, Grafton Fire Station Building Committee (applicant)** – Application for Special Permit/Site Plan Approval for construction of a new fire station with apparatus bays and associated parking on property located at 26 Upton Street, and shown as Grafton Assessor's Map 74, Lot 85. The property is located in Neighborhood Business (NB) and Residential (R-40) zoning districts. (Con't from 5/21/07)

**2. ACTION ITEMS**

**A. Consider Decision** – SP 2007-6 – Cherylee Wood, 161 Millbury St – Common Driveway.

**B. Consider Decision** – Modification of SP 2001-2 – Robert Gibson, 137 Upton St – 31 Modular Kennels.

**C. Consider Decision** – SRP 2007-2 – Miscoe Brook Preserve, 36, 40, 44 Adams Rd – Common driveway openings.

**D. Request for Determination of Outstanding Items – “Oakmont Farms” (North Side) – Guerriere & Halnon, Inc., (petitioner).**

**E. Consider Decision - SP 2007-1 – Industrial Tower & Wireless, LLC (applicant) wireless communications facility - 160R Upton Street – (150-foot monopole and ground equipment) - Review of decision done on 5/21/07.**

**F. Consider Decision – SP 2006-5 – Industrial Tower & Wireless, LLC (applicant) wireless communications facility – 51 Browns Road – (150-foot monopole and ground equipment) .**

**G. Approval Not Required Plan (ANR 2007-8) – Ibrahim & Rasmia Khalid (applicant/owner) – 11 Chipper Drive.**

**H. Request for Release of Surety – Adams Crossing**

**3. DISCUSSION ITEMS**

**A. Treeline Construction Project – 130 Westborough St, Millbury – Proposal to store and process rock, concrete and masonry materials.**

**4. Minutes of Previous Meetings -**

**A. Open Session minutes for May 21, 2007**

**B. Executive Session minutes for May 21, 2007**

**5. Bills**

**6. Staff Report – including:**

**A. Ferry Ridge**

**B. Webber Hills Preserve**

**C. Peters Estates**

**D. Brookmeadow Village**

**E. Maplevale**

**F. 43D process**

**7. Correspondence**

**8. Vote to Extend Duration of Meeting beyond 10:00 p.m. (if necessary)**

**9. Reports from Planning Board Representatives on Town Committees and CMRPC**

**10. Ongoing Items**

**11. Executive Sessions**

**12. Any other items which may lawfully come before the Board**

**13. Adjournment**